

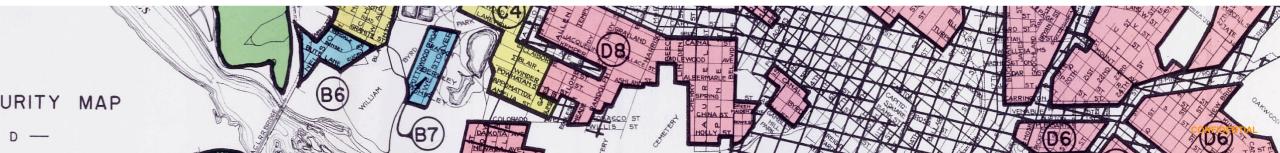
### McGUIREWOODS

## Zoning and Segregation in Virginia: Expanding Housing Choices for the Future of Virginia

May 26, 2022

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### McGuireWoods and McGuireWoods Consulting **Zoning and Segregation Working Group**

#### **Team Members**



Partner

McGuireWoods LLP



Senior Land Use Planner

McGuireWoods LLP



Senior Vice President

James Dyke

Senior Advisor



Lori Greenlief Senior Land Use Planner McGuireWoods Consulting McGuireWoods Consulting McGuireWoods LLP



**George Martin** Partner McGuireWoods LLP



**Steven Mikulic** Associate McGuireWoods LLP



**Jonathan Rak** Partner McGuireWoods LLP



**Greg Riegle** Partner McGuireWoods LLP



Margaret Rockwell Assistant Vice President McGuireWoods Consulting McGuireWoods LLP



Michael Van Atta Land Use Planner



**Matthew Weinstein** Associate McGuireWoods LLP



#### Part 1 Study Paper

**Released February 2021** 

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McGUIREWOODS CONSULTING Public Affairs Solutions

## ZONING AND SEGREGATION IN VIRGINIA: PART 1

Why Virginia Needs a Study of Zoning Laws and Their Connection to Segregation

By the McGuireWoods Zoning and Segregation Work Group<sup>1</sup>

#### Part 2 Study Paper Released May 2022

**McGUIREWOODS McGUIREWOODS** CONSULTING **Public Affairs Solutions ZONING AND SEGREGATION IN VIRGINIA: PART 2 Expanding Housing Choices for the Future of Virginia** 

## Local Policy Recommendations

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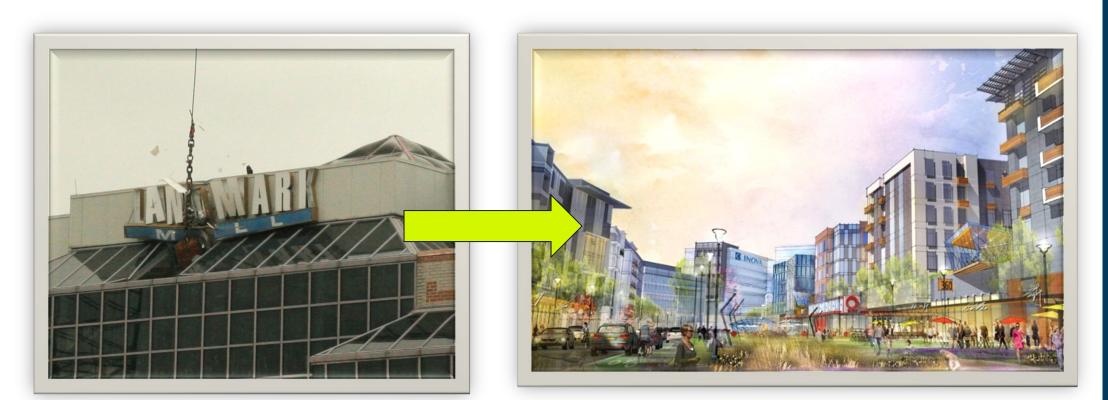
### 1. Include housing equality in every comprehensive plan. City Plan 2040

Priority Three: Neighborhood Choice

- + Policy 1: Identify and remove barriers to housing choice
- + Policy 2: Understand the connection between finances, housing, and literacy in order to remove barriers for vulnerable people like veterans, homeless people, elderly, domestic violence victims, formerly incarcerated people, and people recovering from addiction
- + Policy 3: Support the concept of greenlining, or providing special financial resources in neighborhoods that were formerly redlined
- + Policy 4: Develop varied and affordable housing options in each neighborhood
- + Policy 5: Avoid displacement resulting from gentrification



2. Update zoning ordinances and maps to encourage mixed use with higher residential density in existing commercial areas.



# 3. Offer affordable housing incentives using density bonuses, parking reductions and tax abatement.

The density bonus is the most common form of incentive used by inclusionary housing programs. A density bonus provides an increase in allowed dwelling units per acre (DU/A), Floor Area Ratio (FAR) or height which generally means that more housing units can be built on any given site. Typically programs allow increases of between 10 percent and 20 percent over baseline permitted density in exchange for the provision of affordable housing.

4.2 FAR - without inclusionary housing 4. Adopt proportional proffer guidelines adapted to housing size and income restrictions. affordable housing incentives using density bonuses, parking reductions and tax abatement.

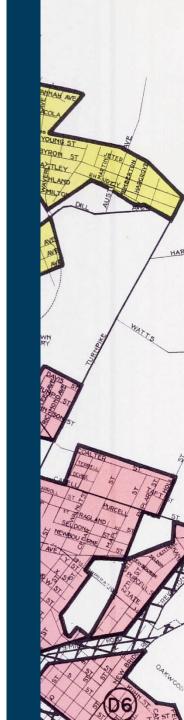
ADOPTED CAPITAL INTENSITY FACTOR - ASHBURN, POTOMAC, STERLING

#### STANDARD

Housing Unit Type	Population per Housing Unit	County Cost Per Capita	County CIF	Child/Unit	School Cost per Child	School CIF	Total CIF
SFD	3.78	\$ 4,701.75	\$ 17,772.60	1.07	\$ 27,833.33	\$ 29,781.67	\$ 47,554.27
SFA	3.09	\$ 4,701.75	\$ 14,528.40	0.69	\$ 27,833.33	\$ 19,205.00	\$ 33,733.40
MF	1.97	\$ 4,701.75	\$ 9,262.44	0.23	\$ 27,833.33	\$ 6,401.67	\$ 15,664.11
MF Stacked	2.42	\$ 4,701.75	\$ 11,378.23	0.49	\$ 27,833.33	\$ 13,638.33	\$ 25,016.56

#### AGE RESTRICTED & CONTINUING CARE RETIREMENT COMMUNITIES

SFD	3.78	\$ 4,659.56	\$ 17,613.14	1.07	\$ -	\$ - \$ 17,613.14
SFA	3.09	\$ 4,659.56	\$ 14,398.05	0.69	\$ -	\$ - \$ 14,398.05
MF	1.97	\$ 4,659.56	\$ 9,179.34	0.23	\$ -	\$ - \$ 9,179.34
MF Stacked	2.42	\$ 4,659.56	\$ 11,276.14	0.49	\$ -	\$ - \$ 11,276.14

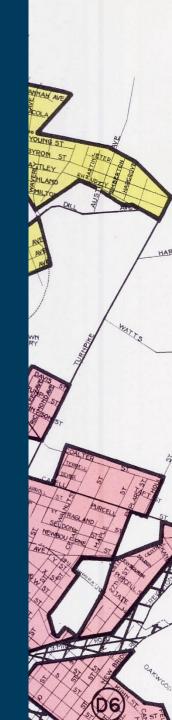


# 5. Promote greater home ownership for low-income and moderate-income households.

### Affordable Homeownership

For more than 40 years, Fairfax County has provided homeownership assistance to thousands of low- to moderate-income homebuyers seeking to achieve the American dream of homeownership. We know that buying a home can be a very complex and confusing process especially in the Fairfax County housing market - but we have a variety of resources and trained experts that can help you all along the way.

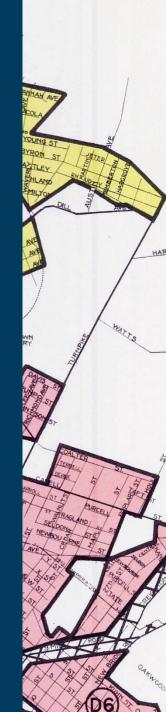




6. Add "missing middle" housing types to residential zones.

## What is "missing middle"?





#### 7. Cooperate with other localities to coordinate regional housing supply.

#### **Regional Housing Targets**

#### AMOUNT

Regional Target 1: At least 320,000 housing units should be added in the region between 2020 and 2030. This is an additional 75,000 units beyond the units already forecast for this period.

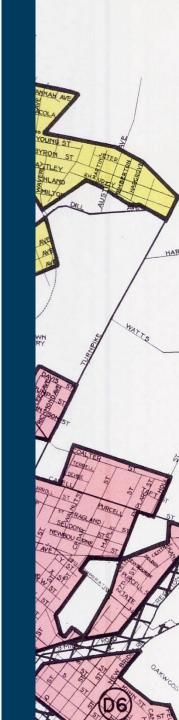
#### ACCESSIBILITY

Regional Target 2: At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

#### AFFORDABILITY

Regional Target 3: At least 75% of new housing should be affordable to low- and middleincome households.





## State Policy Recommendations

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# 1. Amend state law to require comprehensive plans to measure and address housing equality.

Virginia Code Section 15.2-2223 States that, "every governing body shall adopt a comprehensive plan for the territory under its jurisdiction." The plan is to be general in nature, but include a transportation plan, recommendations for the general development of the territory, and an affordable housing component. It may also include designations for various land uses, public facilities, areas of historical significance, and urban development areas.

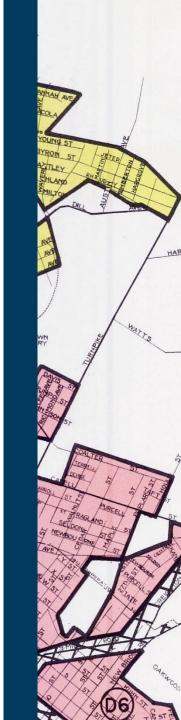




# 2. Provide technical support through Virginia Department of Housing and Community Development.

- a. Indices to measure racial and economic segregation.
- b. GIS and census data support.
- c. Model ordinances.
- d. Education and advocacy for increasing housing choices.





### 3. Reform state law to expand the use of inclusionary zoning.

#### Map 2: Inclusionary Zoning Requirements Across Virginia



Localities that may enact voluntary inclusionary zoning ordinances under the authority of VA. CODE ANN. \$15.2-2305



Localities that may enact unrestricted inclusionary zoning ordinances under the authority of VA. CODE ANN. \$15.2-2304

Albemarle County A.

Β.

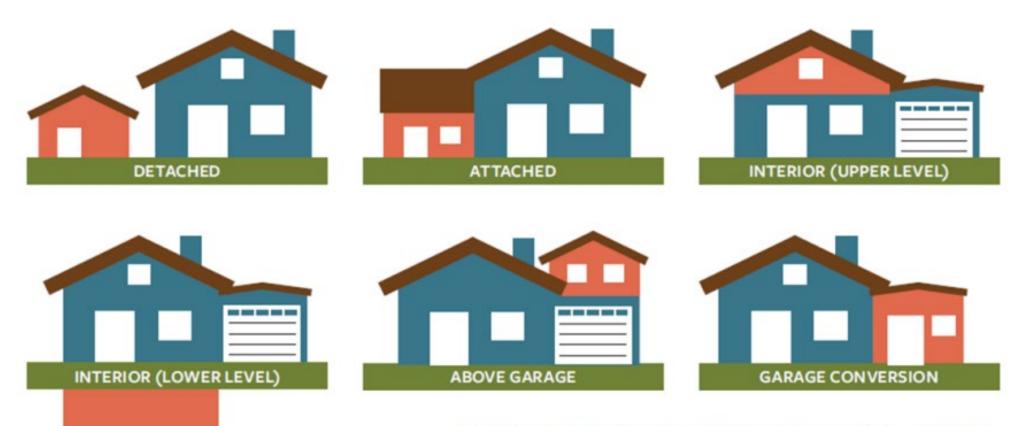
Fairfax County С.





16

4. Require local zoning to allow accessory dwelling units in single-family districts.



Accessory dwelling units (or ADUs) come in many shapes and styles.

## **Questions or Comments?**

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